

1402-1454 e 86th Pl

Merrillville, IN



FOR LEASE | 800 TO 5,500+/- SF

PROPERTY DESCRIPTION

Great flex space with the opportunity to fit your needs with adjustable size space. Rear lot will be fenced and gated to provide extra security and there is an abundance of well maintained asphalt parking. Existing office space with warehouse/shop behind and dock doors ready to go. Warehouse space is insulated and heated with room for truck turn radius. New owners are investing in this property to add some bang for your buck.

FOR MORE INFORMATION

Ryan Peters
219.510.3720
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Lease Rate

\$12.00 SF/YR

PROPERTY OVERVIEW

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LOCATION OVERVIEW

Just south of the I-65 & US-30 interchange, you're minutes from access to anywhere in the country.

OFFERING SUMMARY

Building Size:	27,981 SF
Available SF:	800 - 5,500+/- SF
Year Built:	1988
Zoning:	M-1 Limited Industrial

SPACES	LEASE RATE	SPACE SIZE
1402 e 86th Pl	\$12.00 SF/yr	2,018 SF
1442 e 86th Pl	\$12.00 SF/yr	946 - 1,763 SF
1438 e 86th Pl	\$12.00 SF/yr	817 SF

FOR MORE INFORMATION

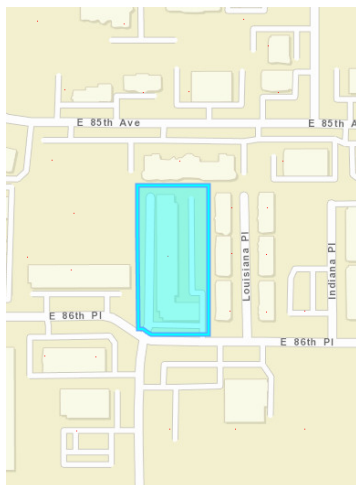
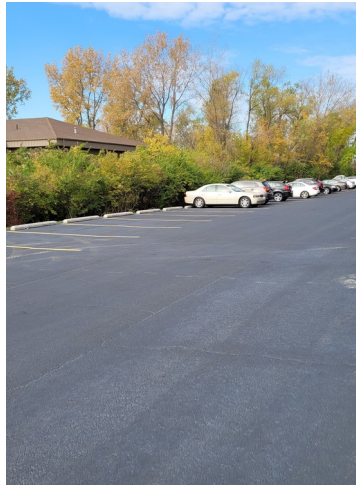
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STREETFRONT
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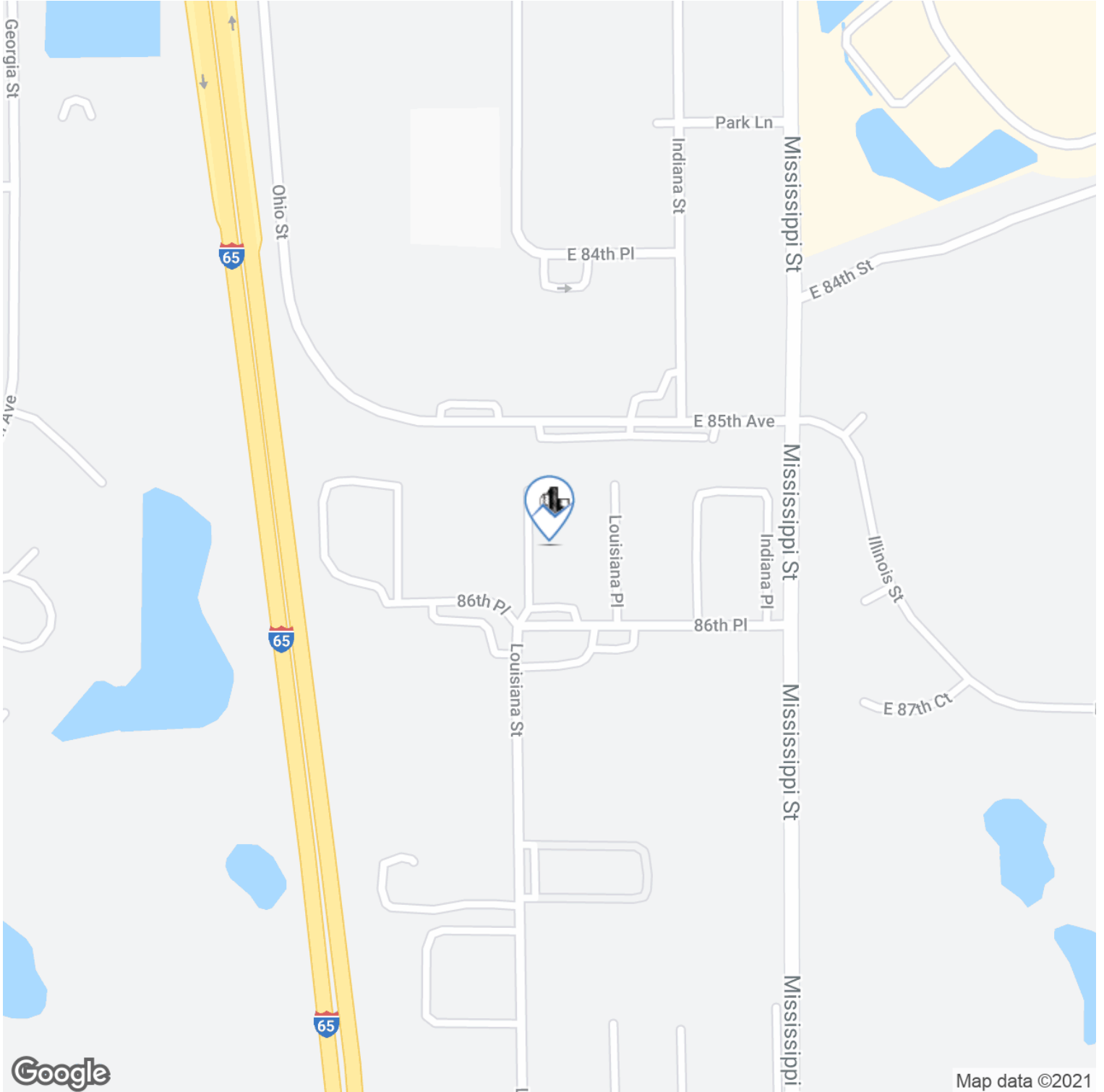
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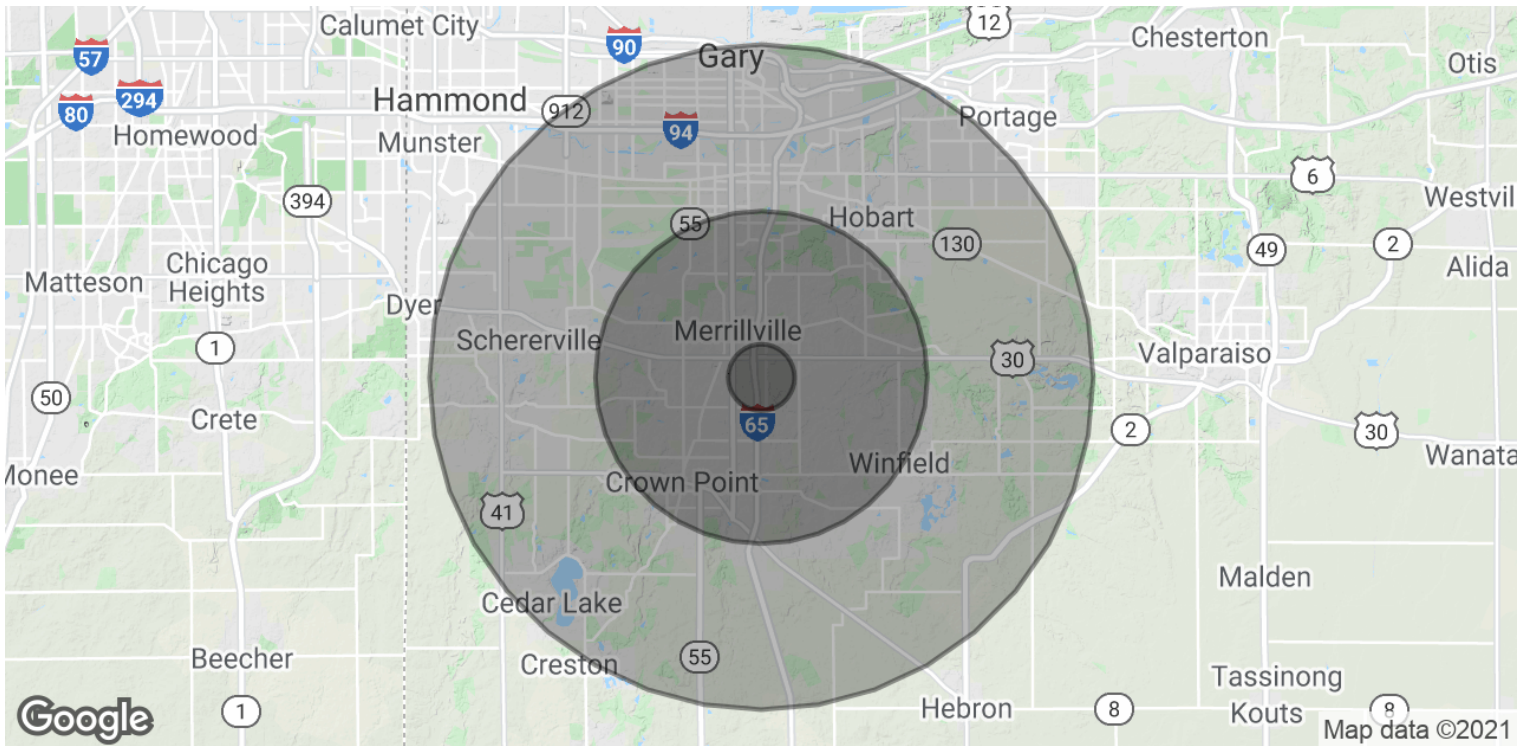
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,648	79,627	328,765
Average age	37.4	36.8	37.5
Average age (Male)	33.6	34.5	35.7
Average age (Female)	42.5	39.8	39.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	664	29,876	121,528
# of persons per HH	2.5	2.7	2.7
Average HH income	\$59,721	\$64,384	\$60,619
Average house value	\$175,811	\$180,701	\$167,897

* Demographic data derived from 2010 US Census

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